

ATTACHMENT C

**CITY OF MILWAUKEE HOUSING TRUST FUND  
Scoring Point System - Final Draft Recommendation**

	<i>Max 100 Pt Scale(a)</i>	
	Point Range	Max Points
<b>Leveraged Dollars</b>		<b>15</b>
HTF dollars are less than 3% of total project cost	15	
HTF dollars account for 3 - 5% of total project cost	12	
HTF dollars account for 6 - 10% of total project cost	9	
HTF dollars account for 11 - 15% of total project cost	6	
HTF dollars are more than 15% of total project cost	3	
<b>Income Targets - Please Use Attached Chart</b>		<b>15</b>
# of units with residents up to 50% of income target	15	
# of units with residents between 51% and 70% of income target	12	
# of units with residents between 71% and 75% of income target	9	
# of units with residents between 76% and 85% of income target	6	
# of units with residents between 86% to 100% of income target	3	
<b>Affordability Period</b>	<b>5</b>	<b>10</b>
Meets HTF Affordability Period (Required - Zero Points)	0	
Exceeds HTF Affordability Period by 25%	2	
Exceeds HTF Affordability Period by 50%	5	
Exceeds HTF Affordability Period by 75%	8	
Exceeds HTF Affordability Period by 100% or more	10	
<b>Use of City of Milwaukee (resident) workers (Total Project)</b>		<b>5</b>
Less Than 18% Milwaukee (resident) workers	-5	
18% Milwaukee (resident) workers	1	
24% Milwaukee (resident) workers	2	
30% Milwaukee (resident) workers	3	
36% Milwaukee (resident) workers	4	
More than 36% Milwaukee (resident) workers	5	
<b>Use of City, County, or State EBE (Total Project)</b>		<b>5</b>
Less Than 18%	-5	
18% EBE	1	
24% EBE	2	
30% EBE	3	
36% EBE	4	
More than 36% EBE	5	
<b>Neighborhood Diversity</b>		<b>5</b>
Project Increase neighborhood diversity in housing choices	5	
<b>Green Building Principles</b>		<b>5</b>
Project Utilizes Green building Principles	5	
<b>Coordination with Community Institutions</b>		<b>5</b>
Project is Coordinated with Community Institutions	5	
<b>Community Integration</b>		<b>5</b>
Move persons from institutions to community	5	
<b>Family Supporting Wages (applies to entire project)</b>		<b>5</b>
Vendor/Contractor pays employees a minimum of \$8.25 to \$10.25 per hour	1	
Vendor/Contractor pays employees a minimum of \$10.26 to \$12.25 per hour	2	
Vendor/Contractor pays employees a minimum of \$12.26 to \$14.25 per hour	3	
Vendor/Contractor pays employees a minimum of \$14.26 to \$16.25 per hour	4	
Vendor/Contractor pays employees a minimum of \$16.26+ per hour	5	
<b>Experience</b>		<b>10</b>
Agency experience with same type/similar project	5	
Staff experience with same type/similar project	5	
<b>Accessibility improvements or modifications</b>		<b>5</b>
Meets Minimum Standards	1	
Exceeds Minimum Standards	5	
<b>Service Partners (b)</b>		<b>5</b>
Provision of services on site w/out use of HTF \$	5	
<b>Construction Financing</b>		<b>5</b>
Construction Loan is Firmly Committed	5	
Construction Loan is Conditionally Committed	2	
Construction Loan is not Identified	0	
<b>Proposal Meets Community Needs (Subjective)</b>		<b>15</b>
TBD by Reviewer	0-15	
<b>Total Points</b>		<b>100</b>

NOTE: All proposals must receive at least fifty (50) points for further consideration

- (a) 100 point maximum applies to projects requiring on-site services such as Shelter + Care. Maximum points available for all other projects is 95.
- (b) Only applies to projects requiring on-site services such as Shelter + Care